



Flat 2



**STAGS**

# Flat 2 Babbacombe

St Albans Road, Torquay, Devon, TQ1 3LG

Torquay Marina 2 miles Dartmouth 12 miles Exeter 20 miles

A stylish ground-floor two-bedroom apartment designed for modern living, featuring a spacious open-plan layout, a private balcony, and effortless access to the very best of the English Riviera.

- READY TO MOVE INTO
- Ground Floor
- Ensuite & Family Bathroom
- 10 Year ICW Warranty
- Council Tax Band C
- Two spacious Bedrooms
- Spacious Open-plan Living
- Allocated Parking Space
- EPC B
- Share of Freehold

Guide Price £300,000

## SITUATION

Situated in the centre of the English Riviera, this apartment is perfectly placed for exploring Torquay, Paignton, and Brixham. The area blends coastal charm with literary heritage, boasting ties to Agatha Christie and offering nearby highlights such as Cockington Court and Dartmoor National Park.



## DESCRIPTION

This stylish ground-floor apartment combines modern comfort with effortless living. The bright open-plan lounge and kitchen, fitted with modern integrated appliances, flows onto a private balcony overlooking the gardens — perfect for relaxing or entertaining. Offering the convenience of a secure entry system, allocated parking, and a practical utility space, the property also boasts two spacious double bedrooms, including a luxurious en-suite, along with a contemporary family bathroom.

## OUTSIDE

The apartment enjoys a private balcony with pleasant views over the Downs. The development includes an allocated parking space plus visitor parking.

## OTHER CONSIDERATIONS

Share of Freehold

999 Year Lease

Peppercorn Ground Rent

Some photos have been staged using AI.

## SERVICES

Mains electricity, water, and drainage

Electric car charging available

Lift access and secure entry system

Broadband speed up to 330 Mbps

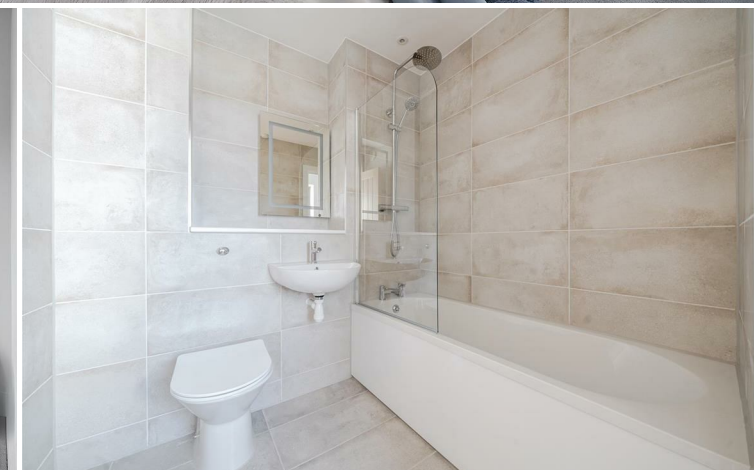
Mobile coverage from EE, Three, O2 and Vodafone likely.

## DIRECTIONS

From the Torquay Marina drive up Torwood Street which turns into Babbacombe Road, follow the road for 2 miles and then turn right onto St Albans Road. After 100 yards the development will be on your right.

## VIEWINGS

Strictly by prior appointment with Stags Torquay office on 01803 200160.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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